

CITY OF STAUNTON & THE COMMONWEALTH OF VIRG

Conceptual Stage Request For Proposals (RFP)

Property Home Page Staunton Home Page Important Notes **RFP Contents** City Guidelines

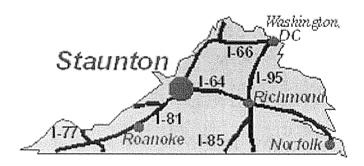
The Staunton Department of Economic Developmen in cooperation with The Virginia Department of Mental Health, Mental Retarda **Substance Abuse Services** have issued a

CONCEPTUAL STAGE REQUEST FOR PROPOSALS (RFP)

under the

VIRGINIA PUBLIC PRIVATE EDUCATION ACT (PPEA)

To Serve As Master Developer For Development Of Land Owne Commonwealth Of Virginia And The City Of Staunton, Virginia



Responses to be submitted to the City of Staunton and are due by Thursday, December 7, 2006, 5:00 p.m.

RFP Contents

Staunton PPEA Guidlines



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- A. Circumstances Leading to the RFP
- B. Purpose of the RFP
- C. Public-Private Education Facilities and Infrastructure Act of 2002
- D. Additional Background Information Available by Web-Site

2. STAUNTON COMMUNITY INFORMATION

- A. Nationally Recognized Historic Preservation
- B. Extensive Higher Education Resources
- C. Rich Base of Cultural, Historic and Recreation Attractions
- D. Air and Rail Passenger Service
- E. Location at the Center of the Eastern U.S. Consumer Market
- F. Proximity to Northern Virginia/Washington, DC Information Technology Indus Federal Government Contracting Market
- G. Staunton's Successful Track Record of Public-Private Partnership Developm

3. PROPERTY INFORMATION

- A. Western State Hospital Property
- B. City of Staunton Property

4. COMMERCIAL DEVELOPMENT CONTEXT OF THE I-81 AND I-64 INTERCHAN(250 CORRIDOR (I-81 EXIT 222)

- A. Retail, Lodging and Restaurants
- B. Frontier Culture Museum
- C. Plans for Regional Visitor Center and Cultural/Artisans Center

5. NEW WESTERN STATE HOSPITAL PROJECT

- A. Overview
- B. DMHMSAS to Develop New Hospital
- C. Unsolicited PPEA Proposal to Construct the New Hospital Received
- D. Project Schedule
- E. Location of New Hospital

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- A. Development Objectives
- B. Targeted Business Activities for a Community Gateway Development

rage 2 of 2

7. INFORMATION TO BE SUBMITTED BY RESPONDERS

- A. Qualification and Experience
- B. Project Characteristics
- C. Project Benefit and Compatibility
- D. Financial Capability of Firms

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- E. Refunding of Fees in Excess of Direct Costs

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- A. Initial Review of Proposals under the Conceptual Phase Submittal
- B. Criteria for Selection
- C. Determination to Proceed to Detailed Phase of Review
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- A. Special Notification Regarding Access to Western State Hospital Property an Photograph and Video
- B. Property Tours
- C. Information Session

11. QUESTIONS AND ADDITIONAL INFORMATION

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